



City of Grand Rapids

Evaluation committee moves forward with due diligence phase for 201 Market site

Flaherty & Collins development proposal will proceed for further vetting

10/18/17: GRAND RAPIDS, Mich. – As part of the City of Grand Rapids’ dual-stage procurement process for the redevelopment of the 201 Market Ave SW site, the evaluation committee has elected to begin an initial due diligence phase with the Flaherty & Collins response. During this phase, which is expected to last four to six months, proposed project elements and terms will be further vetted to confirm project feasibility.

In June, the development teams of Flaherty & Collins Properties, REDICO and Rockford Construction were invited to respond to a Request for Proposals (RFP) for purchase and development of the site. RFP responses were received on August 25.

A broad-based evaluation committee comprised of representatives from the City of Grand Rapids, Downtown Development Authority, Downtown Grand Rapids, Inc., Hispanic Center of Western Michigan and the professional services firm JLL evaluated responses based on their alignment with the community’s development vision for downtown and the riverfront, as well as delivery of the project elements requested in the RFP. Specifically, respondents were asked to:

- Outline their development proposal for the 201 Market Ave SW site, and provide specific plans for mixed-income residential; public riverfront and green spaces, retail programming, and other key project components
- Detail the approach to working with community partners and advancing diversity, inclusion and equity considerations for the project
- Outline development budget and financial information
- Review and incorporate elements of several critical planning documents in formulating their development visions for the site. Those plans include GR Forward, Grand River Restoration Plan, Green Grand Rapids and the Grand Rapids Parks Master Plan.

While the evaluation committee elected to move ahead with due diligence on the Flaherty & Collins response, proposals from Rockford Construction and REDICO will continue to be considered active throughout the due diligence phase. The evaluation committee may elect to recommend due diligence with the Rockford Construction or REDICO proposals should the



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Flaherty & Collins proposal be found not feasible. The evaluation committee's charge is to deliver a complete recommendation to the City Commission.

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